

037.A

0002

0051.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

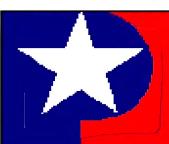
764,400 / 764,400

USE VALUE:

764,400 / 764,400

ASSESSED:

764,400 / 764,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		DECATUR ST, ARLINGTON

## OWNERSHIP

Unit #: 2

Owner 1: URTON LEE C

Owner 2: PELLETIER MARSHA M

Owner 3:

Street 1: 51 DECATUR ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: Lefevre Patrick &amp; Heather -

Owner 2: -

Street 1: 51 DECATUR ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 2246 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7610												G6	1.			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	761,600	2,800		764,400		260675
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	761,600	2800	.		764,400		Year end	12/23/2021				
2021	102	FV	739,300	2800	.		742,100		Year End Roll	12/10/2020				
2020	102	FV	728,100	2800	.		730,900	730,900	Year End Roll	12/18/2019				
2019	102	FV	643,100	2800	.		645,900	645,900	Year End Roll	1/3/2019				
2018	102	FV	568,700	2800	.		571,500	571,500	Year End Roll	12/20/2017				
2017	102	FV	518,400	2800	.		521,200	521,200	Year End Roll	1/3/2017				
2016	102	FV	518,400	2800	.		521,200	521,200	Year End	1/4/2016				
2015	102	FV	471,200	2800	.		474,000	474,000	Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT				ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
LeFEVRE PATRICK	49728-95		7/3/2007			435,000	No	No							
ANDRADE STEPHEN	43492-188		8/10/2004			449,000	No	No							

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv		Full Bath: 2	Rating: Very Good																
Sty Ht: 1H - 1 & 1/2 Sty		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 3 - Aluminum		A HBth:	Rating:																
Sec Wall: %		OthrFix:	Rating:																
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1															
Color: PEACH		A Kits:	Rating:	Level   FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Frl:	Rating:	Other															
GENERAL INFORMATION		WSFlue:	Rating:	Upper															
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 1925		Eff Yr Blt:		Lvl 1															
Alt LUC:		Alt %:		Lower															
Jurisdct: G6		Fact: .		Totals   RMS: 8   BRs: 4   Baths: 2   HB															
Const Mod:		Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %	Exterior:				No Unit   RMS   BRS   FL									
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1 8 4									
Sec Int Wall: %				Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 4 - Carpet				Override:	%	Plumbing:													
Sec Floors: %				Total:	4.6 %	Electric:													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Heating:				Totals							
Subfloor:				Basic \$ / SQ: 305.00				General:				1 8 4							
Bsmnt Gar:				Size Adj: 1.11749768															
Electric: 3 - Typical				Const Adj: 0.98010004															
Insulation: 2 - Typical				Adj \$ / SQ: 334.054															
Int vs Ext: S				Other Features: 90000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 0.94999999															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 798271				WtAv\$/SQ:				AvRate:							
% Com Wal	% Sprinkled			Depreciation: 36720				Ind. Val:				Juris. Factor: 1.00							
Depreciated Total: 761551								Before Depr: 317.35				Special Features: 0							
								Final Total: 761600				Val/Su Net: 339.09				Val/Su SzAd 339.09			
<b>MOBILE HOME</b>				Make:				Serial #:				Year:				Color:			
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 037.A-0002-0051.2																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X10	A	GD	1925	40.00	T	30	102			2,800		2,800		
More: N				Total Yard Items: 2,800				Total Special Features:				Total: 2,800							
Undisplayed Areas: GLA: 2246 8																			
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																			
																			